

Flathead Valley Planning Board  
40 11th Street West, Suite 220  
Kalispell, MT 59901



Re: Tronstad-Church. LLC-Application to Amend Highway 93 North Zoning from  
SAG-5 to R-2.5 for 110 acre tract

Greetings:

Our family home and property at 211 Highland Drive in Country Highlands resides directly across the street from the proposed residential development. When I first learned of this proposal, I was disappointed to say the least. This development would bring unbelievable disruption to the peace and tranquility our Country Highlands home and this piece of land provides to my family. Our aim in relocating to the Flathead Valley was to escape the noise pollution, light pollution and overcrowding issues that are quickly closing in on rural America. I am aghast at this proposal which would effectively terminate the reasons we chose this site in the Flathead Valley as our forever home and to raise our child. The increased traffic alone on this quiet cul-de-sac would cause a safety concern for children walking to and from the bus stop (located at the intersection of HWY 93 and Highland Drive) and between neighboring homes. Dust pollution is already a major problem as Highland Drive is not paved. Light pollution is going to be unavoidable and horrendous considering my house is located directly across the street from the proposed entrance/exit of the Tronstad-Church property.

Last fall, after several dry weeks, I discovered our water well is in danger of running dry due to the state of our water table. If our well fails we will have no choice but to spend thousands of dollars on a new well. Any increase in water demand will have a direct negative impact on my family and other residents in Country Highlands.

We oppose the proposed zone change for the 110 acres and implore you to reject this proposal as well.

Thank You,

A handwritten signature in black ink, appearing to read "Gordon Green".

Gordon Green  
211 Highland Drive  
Kalispell, MT 59901



February 4, 2021

VIA HAND DELIVERY

Flathead County Planning Board  
40 11th Street West, Suite 220  
Kalispell, MT 59901

Re: Tronstad-Church, LLC-Application to Amend Highway 93 North Zoning from  
SAG-5 to R-2.5 for 110-acre tract

Greetings:

Our office represents Country Highlands Homeowners Association (hereinafter CHHOA) whose members consist of 14 homeowners on 14 tracts in the Country Highlands subdivision. CCHOA and the undersigned owners of property in County Highlands subdivision submit this letter in opposition of the Application of Tronstad-Church, LLC to amend the Highway 93 North Zoning District for 110 acres from SAG-5 (Suburban Agricultural) to R-2.5 (Rural Residential). County Highlands subdivision is located adjacent to and immediately to the north of the 110-acre tract.

1. **Requested Amendment is Not Consistent  
With Zoning in Surrounding Area.**

The property in the surrounding area is zoned SAG-5, SAG-10, or SAG- 40. The requested amendment to R-2.5 is not consistent with zoning in the surrounding area.

2. **Requested Amendment is Not Consistent  
With Flathead County Growth Policy.**

Section IV. B. of the Report of the Flathead County Planning and Zoning office confirms that the proposed R-2.5 zoning classification contrasts with current designations in the Flathead County Growth Policy.

**3. Requested Amendment Does Not Protect Health, Safety and Welfare of Neighbors.**

Section G.8 of the Goals and Policies of the Flathead County Growth Policy provides as follows:

G.8. Safe, healthy residential land use densities that preserve the character of Flathead County, protect the rights of landowners to develop land, protect the health, safety, and welfare of neighbors and efficiently provide local services.

The only logical purpose for a zone change is to accommodate future developments. If the zoning is changed for the 110-acre tract to R-2.5, there would be a potential for 44 future lots for residential use.

In particular, if one dwelling per 2.5 acres is allowed, such would not require connection to public services and the property could be serviced by individual septic systems and wells. When a new well was established for agricultural purposes on the 110-acre tract, the static water level of existing wells in County Highlands subdivision decreased significantly after a three-day test. With the potential for 44 wells being added in the immediate area, the addition of so many new wells would undoubtedly negatively impact the water table and output of existing wells which service property in the Country Highlands subdivision.

Further, the addition of potentially 44 new septic systems could be very detrimental to other property in the area.

For these reasons, the requested amendment does not protect the health, safety, and welfare of neighbors.

**4. Requested Amendment Does Not Maintain Safe and Efficient Traffic Flow.**

Section G.23 of the Goals and Policies of the Flathead County Growth Policy provides as follows:

G.23. Maintain safe and efficient traffic flow and mobility on country roadways.

Another concern of CCHOA and owners of property in the County Highlands subdivision is increased traffic on Highland Drive. Highland Drive is a gravel road which provides access from Highway 93 to Country Highlands subdivision and is adjacent to the 110-acre tract. If a developer proposes to use Highland Drive to provide access for a development, it will drastically increase traffic on Highland Drive which would have a very negative impact on the residents of Country Highlands subdivision.



The proposed amendment does not maintain safe and efficient traffic flow.

For the above reasons, the Country Highlands Homeowners Association opposes the requested zone change for the 110-acres and requests the Flathead County Planning Board to deny the request for zone change.

Thank you.

Sincerely,

OGLE, WORM, & TRAVIS, PLLP

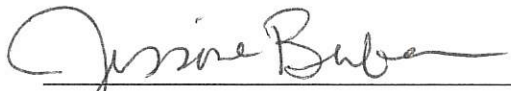

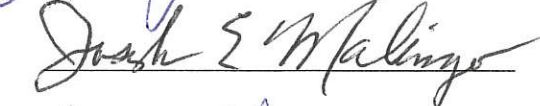


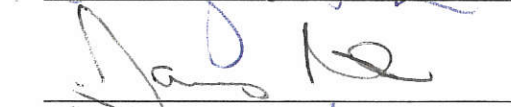
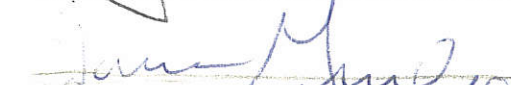




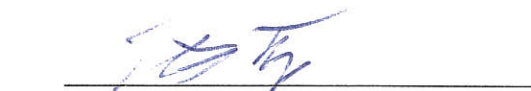
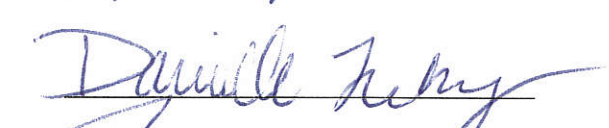
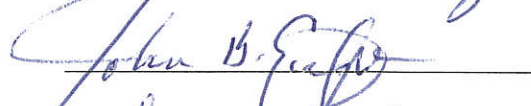


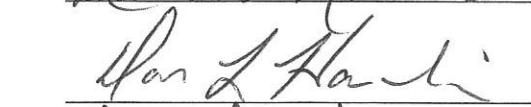
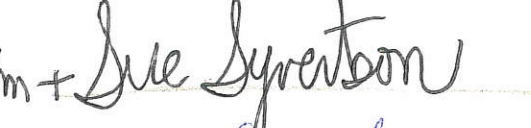


Randall S. Ogle

RSO/jjw

**APPROVED**

The undersigned owners of property in Country Highlands subdivision object to the application to amend the Flathead County Zoning ordinance to change the zoning for a 110-acre tract from SAG-5 (Suburban Agricultural) to R-2.5 (Rural Residential) and request the Flathead County Planning Board to deny the request.

Flathead County Planning Board

Re: Regular Meeting February 10, 2021  
Item 3



As homeowners at 230 Highland Drive, members of Country Highlands Homeowners Association, and Flathead County taxpayers, we are writing to object to the request to rezone property to our immediate south from SAG-5 (Suburban Agricultural) to R-2.5 (Rural Residential) submitted by Tronstad-Church LLC represented by Sands Surveying.

While we appreciate the 2.5 acre with the setback restrictions, we recognize the surrounding areas, to include ours, is in a SAG5, SAG10, and SAG40 zoning restriction. We understand the zoning designation is designed to act as a transition between residential and agricultural, but we respectfully disagree with this rezoning request.

The Silverbrook Subdivision located to the west of Highway 93 and west of this proposed zoning change, is a mixture of zoning established to accommodate development, but the area in general, is also surrounded by SAG5, SAG10 and SAG40.

The fact that the request is for 110 acres to be zoned and broken into 2.5 acre lots indicates the possibility of 44 lots for residential use. That is an indicator that at some point there will be a development. We are not against development but feel it needs to be a done with consideration to established land and homeowners.

A specific concern comes under the section of goals and policies.

*G 8: references the healthy residential land use densities that preserve the character of Flathead County, protect the rights of landowners to develop land, protect the health, safety and welfare of neighbors and efficiently provide local services.*

You note that R-2.5 designation would allow for densities of 1 dwelling unit per 2.5 acres which would likely not require public services because 2.5 acre lots can be serviced by septic systems and wells. When a new well was established for

agricultural purposes on the 110 acres a few years back, our static water level dropped after a 3-day test period. With potential of 44 wells and/or a significant number of wells being added to the immediate area, we are concerned it will once again affect our current well output.

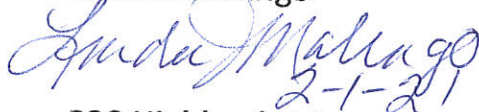
*G.23 addresses safe and efficient traffic flow and mobility on county roadways.* Depending on the what the subdivision plan proposal will look like, access to the 110 acres from the north end (Highland Drive) is a potential road access. This is not addressed anywhere in the Build-out analysis or Proposed Amendment Based on Statutory Criteria. You have addressed Whitefish Stage and Tronstad Rd. If considered for northern access, it could have a serious impact on our county road and current homeowners in Country Highlands.

It is our hope that you will consider rejecting the R-2.5 zoning request and leave it as it currently stands. With SAG5 zoning, it is more conducive to the surrounding area. It reduces the number of potential residential lots to 22, which will be less of an impact on surrounding homeowners, but still allow the transitional zone between urban and more rural agriculture uses and densities.

Thank you for your consideration to this objection.

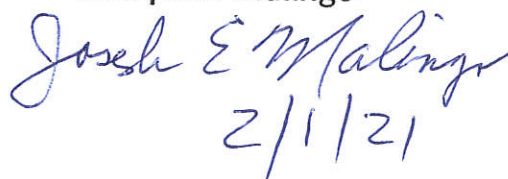
Sincerely,

Linda J. Malingo

Handwritten signature of Linda J. Malingo in blue ink, with the date 2-1-21 written below it.

230 Highland Drive  
Kalispell, Mt 59901  
406-756-1743

Joseph E. Malingo

Handwritten signature of Joseph E. Malingo in blue ink, with the date 2/1/21 written below it.

FEB 01 2021



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Joseph E. Malingo

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